



Popular, quiet, residential cul-de-sac

Contemporary bathroom and downstairs WC

Kitchen/diner with French doors to the garden

Ideal for first time buyers

Enclosed rear garden with lawn and decking

Well presented throughout

Lovely, well presented lounge

Three light and airy bedrooms

Driveway for two cars

Easy access to western lakes

Located in the quiet and popular residential area of Lingla Gardens, on the outskirts of the village of Frizington. This beautifully presented, three bedroom property would suit a wide range of buyers, including first time buyers, couples and families. Offering easy access to nearby towns including Whitehaven, Egremont and Cleator Moor, the property is ideal for those who travel to the towns or surrounding areas for work or leisure. The Western Lakes and picturesque fells are just a short drive away and the fells are visible from the property. The property briefly comprises of: hallway, spacious, light, and airy lounge and a contemporary kitchen/diner with patio doors to the garden. The property also has a useful downstairs WC. To the first floor, there are three tastefully decorated, light and airy bedrooms. The main family bathroom is conveniently located by the bedrooms on the first floor and is in excellent condition. Externally, the property benefits from a drive to the front providing off-street parking for two cars and there is a low maintenance garden to the rear, with patio area, lawn and rear decking. Internal viewing is highly recommended to fully appreciate the good value for money this property offers.

ACCOMMODATION

Entrance hall

Entered through a modern composite door, with patterned frosted glass panels. The entrance hall has neutral, modern décor, wood effect flooring and decorative coving with access into the downstairs WC and lounge.

Lounge

The bright and spacious lounge is tastefully decorated, with a feature electric wall mounted fire, a uPVC double glazed window looks over the front of the property, with neutral décor, open stairs to the first floor with oak balustrades, wood effect flooring and access into the kitchen diner.



Kitchen diner

With a range of wood effect, wall and base units with complementary work surfaces and tiled splashback's. there is a built-in double electric oven and grill, with gas hob set into the worktop, with stainless steel extractor hood above. A 1.5 stainless steel sink and drainer unit with mixer tap, is sat below a uPVC double glazed window overlooking the rear garden, with plumbing for a washing machine below. The kitchen benefits from an integrated fridge freezer. To the dining area, there is modern, open shelving, a useful under stairs storage cupboard and a radiator. There is decorative coving, wood effect flooring and uPVC double glazed patio doors that lead out onto the rear garden.



First floor landing

Fitted with loft access, with fitted ladders to the ceiling, there is neutral décor, decorative coving, and oak balustrades. Provides access into three bedrooms and the family bathroom.

Master bedroom

The beautifully presented double bedroom features, modern, fitted wardrobe with sliding doors. The room features tasteful décor, decorative coving and a uPVC double glazed window which overlooks the front of the property, with a radiator below.

Bedroom two

A second, well presented and well proportioned double bedroom, with beautiful feature panelling and tasteful, modern décor, there is a uPVC double glazed window, overlooking the rear of the property with a radiator below. The bedroom boasts modern fitted wardrobes with sliding doors.



Bedroom three

Currently used as a home office space. This light and airy bedroom has modern décor, a uPVC double glazed window, which overlooks the front of the property with a radiator below. The room features a useful, built-in storage cupboard.

Family bathroom

Contemporary modern family bathroom, with suite briefly comprising, bath with mixer tap and mixer shower above with glass shower screen. There is a pedestal sink with mixer tap and a pushbutton flush toilet, a white towel heating radiator, extractor fan and a mirrored bathroom cabinet. The bathroom features modern, part tiled walls, wood effect flooring and a uPVC double glazed frosted glass window.



Externally

To the rear of the property, the rear patio leads to a lawn with decked seating area to the rear and a useful storage shed. With gravel to the border and gated access to the side of the property.

TENURE

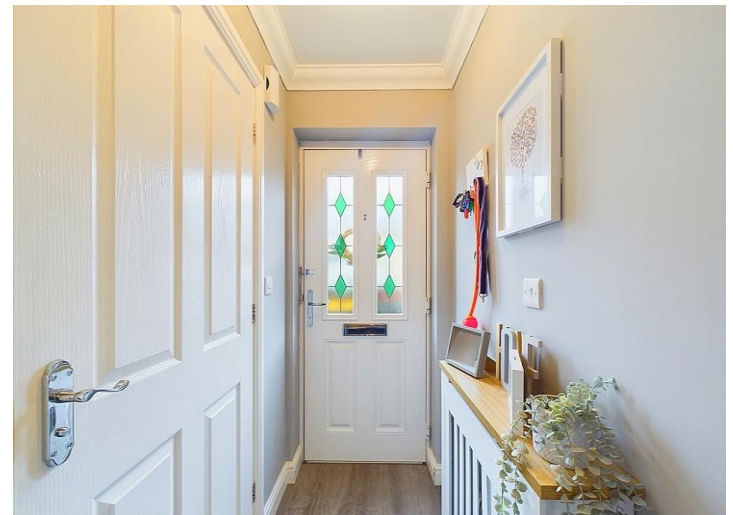
We have been informed by the vendor that the property is freehold.

COUNCIL TAX BAND B

EPC TBC

LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.



MORTGAGES

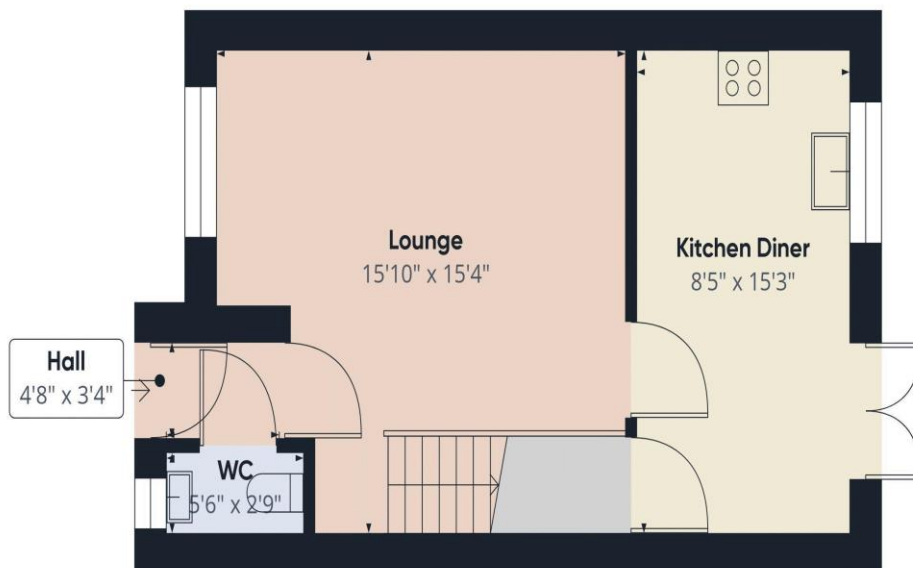
Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.

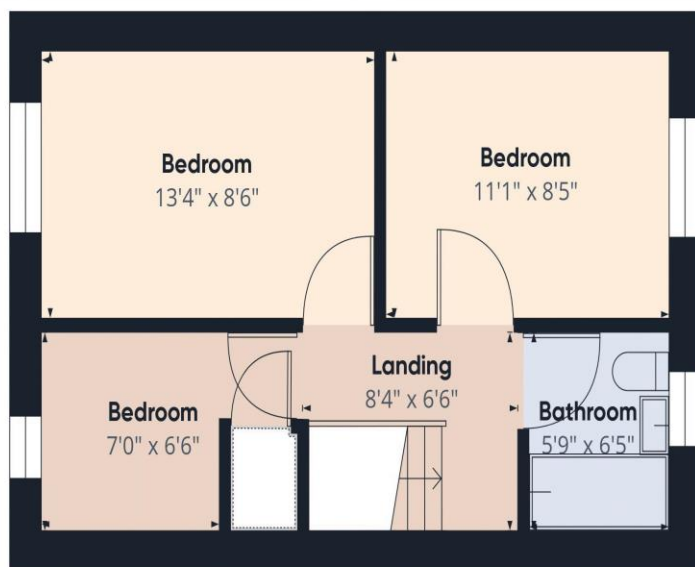






Ground Floor

Approximate total area⁽¹⁾
724.52 ft²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360